HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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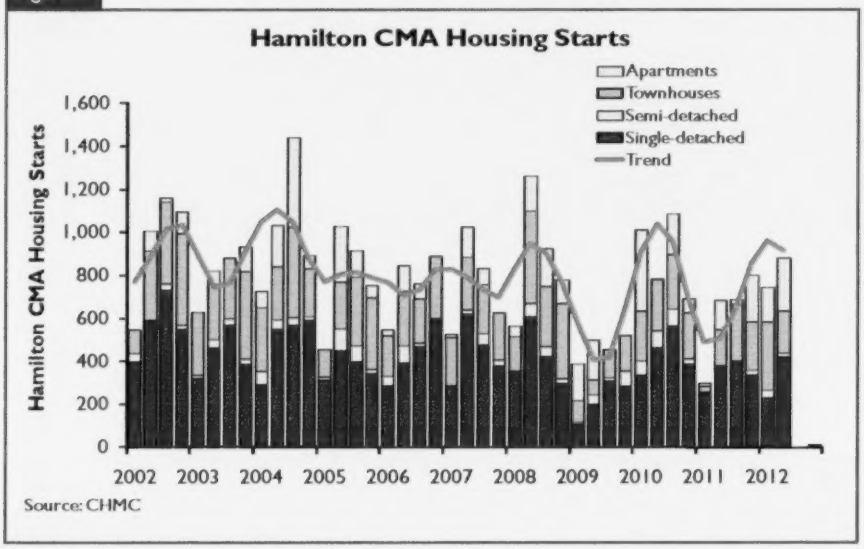
New Home Market

Lower demand for new homes in second quarter

Housing starts rose during the second quarter of 2012 in the Hamilton and the Brantford Census Metropolitan Areas (hereafter referred to as the Hamilton CMA and Brantford CMA). More starts of all home types in the Hamilton CMA and more single-detached starts in the Brantford CMA boosted total starts by 28 per cent and eight per cent, respectively. Sustained low mortgage rates and a drop in new listings in the resale market in late 2011 led to more buyers looking for a home in the new home market.

The increase in new home construction occurred for nearly every home type in the Hamilton CMA. Single-detached and semi-detached starts combined rose by

Figure 1



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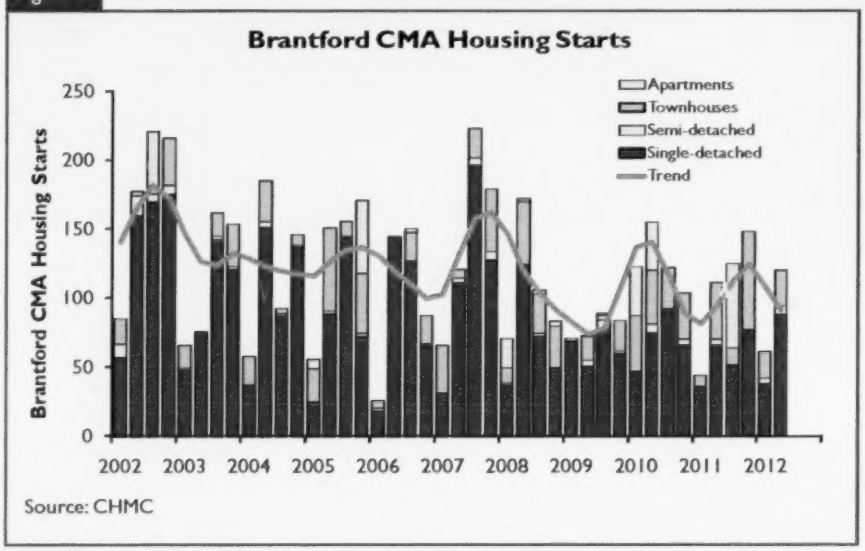
14 per cent, while townhouse and apartment starts rose by nearly 50 per cent. Semi-detached, townhouse and apartment starts accounted for just over half of all starts during the quarter. The rising average price of a single-detached home in this market prompted some first time buyers to look for a townhouse or condominium apartment as a lower-priced option. New townhouses were started in Stoney Creek, Glanbrook, Ancaster, and Burlington during the second quarter. In addition, 84 new townhouse and apartment rentals were started in the City of Hamilton, and a new 200-unit condominium building was started in Burlington. Intensification has become more common in recent years as builders adapt to the changing economic environment, as well as adapt to the existing boundaries on new residential construction. In the Brantford CMA, the affordability of single-detached homes as compared to the Hamilton CMA market continues to drive this segment of new home starts. Single-detached starts accounted for three-quarters of total starts last quarter, and increased by one-third over the same period in 2011. The gains in single-detached starts offset the decline in the number of townhouse starts last quarter. There were 26 townhouses started, down from 41 in 2011. Intensification of new residential construction has not been as prevalent in the Brantford CMA, although more townhouses in recent years have offered buyers greater choice in the real estate market.

Figure 2



Source: CHMC

More homes under construction

The boost in new home starts beginning in the second half of 2011 means construction workers are busy completing the existing inventory. Approximately 2,800 homes were under construction in the Hamilton CMA at the end of June, up 16 per cent from the same time last year. Nearly two-thirds were of semi-detached homes, townhouses and apartments. More construction of higher-density homes have added some variety to the suburban neighbourhoods that typically have consisted of single-detached homes.

Similarly in the Brantford CMA, construction teams were busy completing recent starts. The number of new homes under construction rose by 40 per cent in June, and the number of newly completed homes rose by 80 per cent. The number of completed homes which remained unsold at the end of June fell 35 per cent from a year ago, indicating strong demand for homes in this market.

The rising price of new, single-detached homes in the Hamilton and Brantford CMAs has encouraged demand to shift towards more higher-density construction. The average price of a new, single-detached home rose in nearly every submarket of both CMAs when comparing the first six months of this year with the same period last year. In many of the typically more expensive markets of Ancaster, Flamborough, and Burlington, a significantly greater proportion of the single-detached homes were sold at or above $500,000. However, the increase in the share of homes priced at or above $500,000 was also evident in Grimsby and Brant County. The shift may be an indication of a subset of larger, more expensive homes in these neighbourhoods that have led to higher average prices for the submarket. The gap between

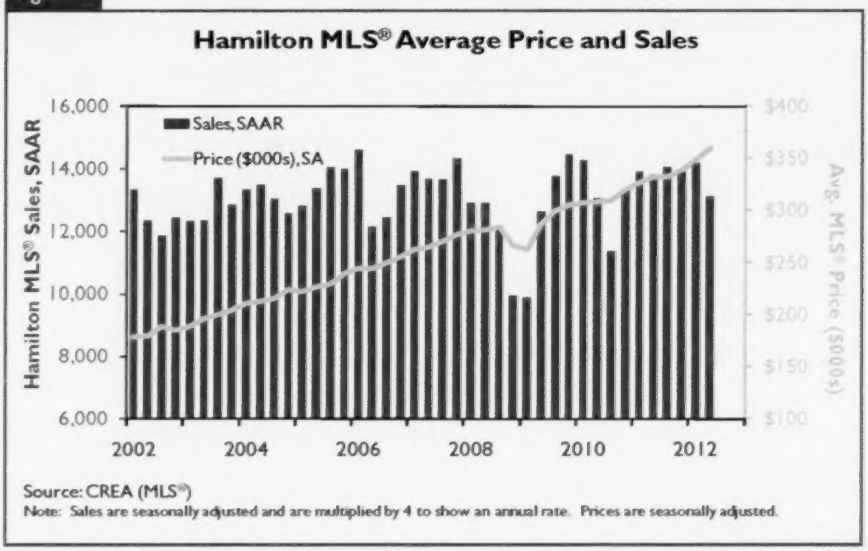
the median and average price also indicates that the average prices were skewed upwards. The average price of a new single-detached home was $515,000 and $425,000 in the Hamilton and Brantford CMAs, respectively.

Resale Market

Lower demand for resale homes

Following a strong start to the year, sales of existing homes in both markets fell in the second quarter on a seasonally adjusted basis. They were down five per cent and two per cent in the Hamilton and Brantford CMAs, respectively. In Hamilton, unadjusted sales were also down from a year earlier. Fewer listings of homes for buyers to choose from and a cautious economic environment have translated into a drop in the number of sales. However, the demand for homes remained robust with the majority of homes listed having been sold. The sales-to-new-listings ratio - which measures demand as a ratio of supply - also remained elevated at 68.1 per cent in June in the Hamilton CMA and moved up to 59.6 per cent in the Brantford CMA. With both markets tightening, price growth has accelerated. Also, with prices rising faster than inflation, these ratios indicate a sellers' market in the Hamilton CMA and a balanced market in the Brantford CMAs[1]. According to the Real Estate Association of Hamilton-Burlington (RAHB), sales in the Hamilton CMA fell in every

Figure 3



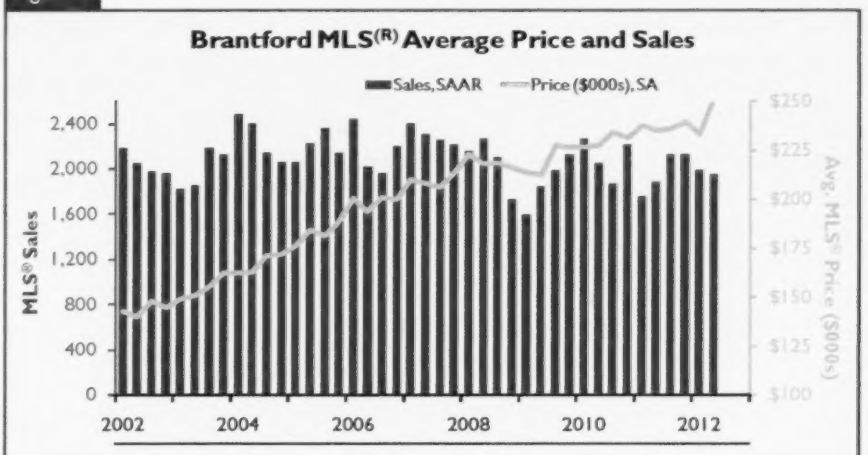
Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.

submarket as compared to the second quarter of 2011. On average, sales dropped by 10 per cent in the City of Hamilton, 20 per cent in Burlington, and nine per cent in Grimsby.

Listings drop in the Hamilton

Although new listings in the Hamilton CMA increased slightly from the first quarter on a seasonally adjusted basis, they fell by more than 15 per cent compared to the same quarter in 2011. The inverse occurred in Brantford, with seasonally adjusted listings down very slightly from the first quarter, but some growth from the previous year. The drop in listings in the Hamilton CMA meant that

Figure 4



Source: CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally

[1] A sellers' market implies that price growth is above the rate of inflation.

there were approximately 1,000 fewer listings for buyers to choose from, as compared to a year ago. According to the RAHB, the drop in listings was most evident in the freehold market in the City of Hamilton (-12.4%) and the condominium market in Burlington (-16.2%).

Limited supply drives up prices

In both markets, the limited number of homes available for purchase has resulted in stiffer price competition amongst buyers. The average price of an existing home in the Hamilton CMA reached $360,000 on a seasonally adjusted basis in the second quarter, up from $348,000 in the first quarter of the year. In the Brantford CMA, home prices also rose quickly at a rate of nearly five per cent to reach $245,000 in the second quarter. According to the RAHB, prices rose in every market of the Hamilton CMA. Comparing single-detached home prices in the three municipalities of the CMA, prices in Grimsby appreciated the fastest at a rate of growth of 15 per cent over the second quarter of 2011 as compared to the less than two per cent growth year-over-year in Hamilton and Burlington.

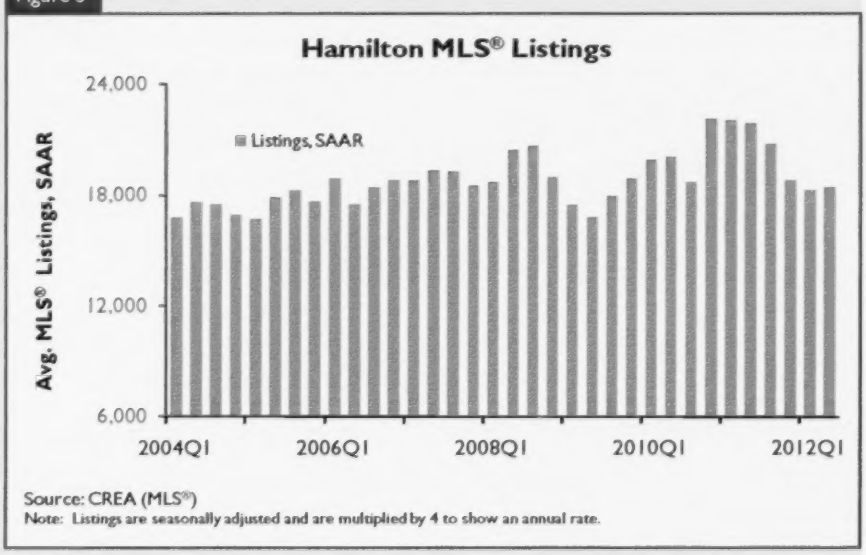
Where Are The Listings?

Over the past year, a trend has emerged in the Hamilton CMA where the number of homes listed for sale has been dropping, while the decline in sales is much less pronounced. In fact, in the first quarter of 2012, sales remained elevated despite a drop off in the number of listings. Why is this happening and where are the listings?

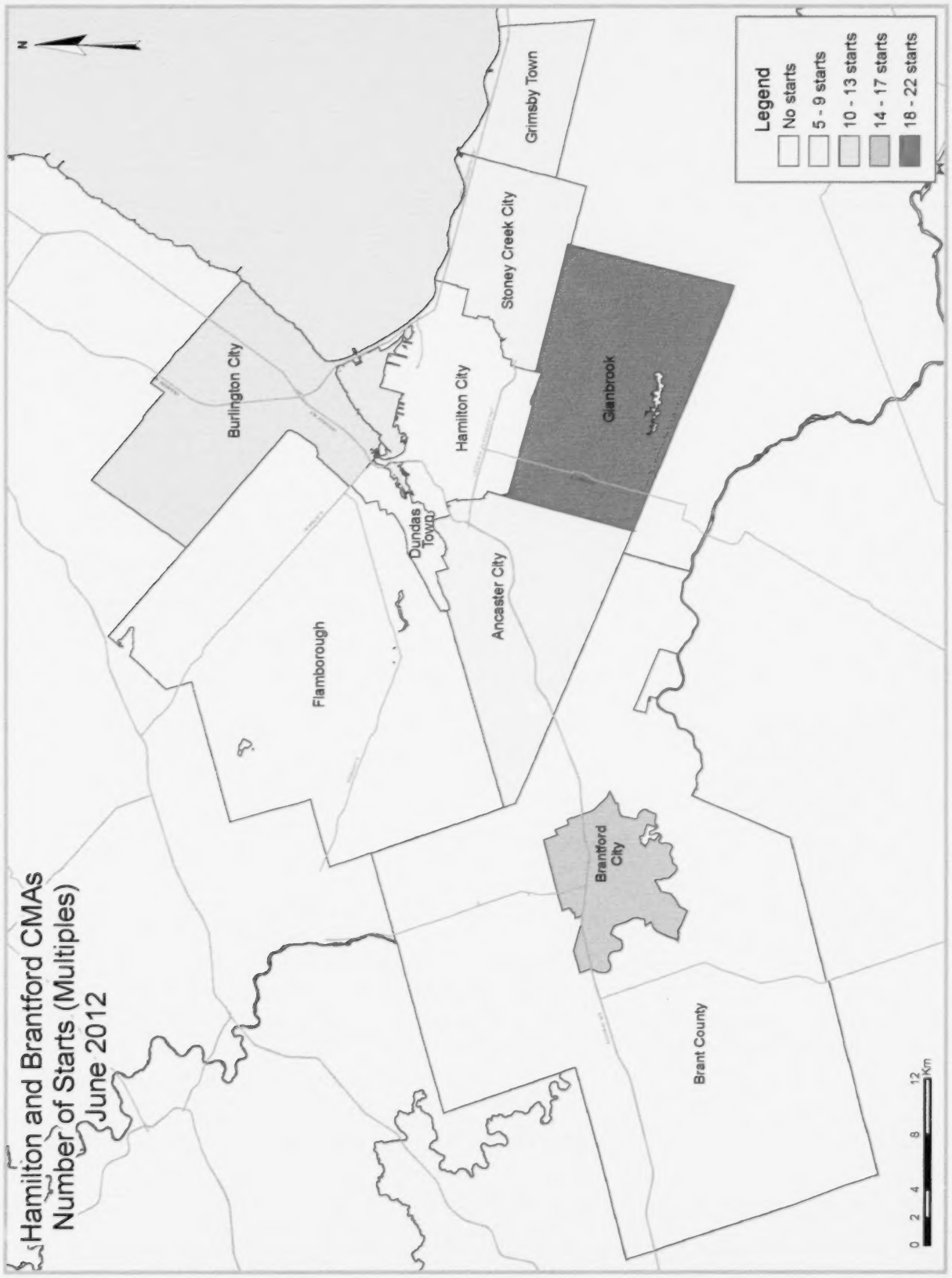
A number of factors may be contributing to this recent trend. Migration statistics from Statistics Canada show that in recent years, the largest group to move into the Hamilton area is from Toronto, followed closely by immigrants. Neither of these groups would contribute to the inventory of listings in the Hamilton CMA, so as they buy, the number of listings declines. Many of them choose to purchase homes in the relatively more affordable segments of Hamilton market.

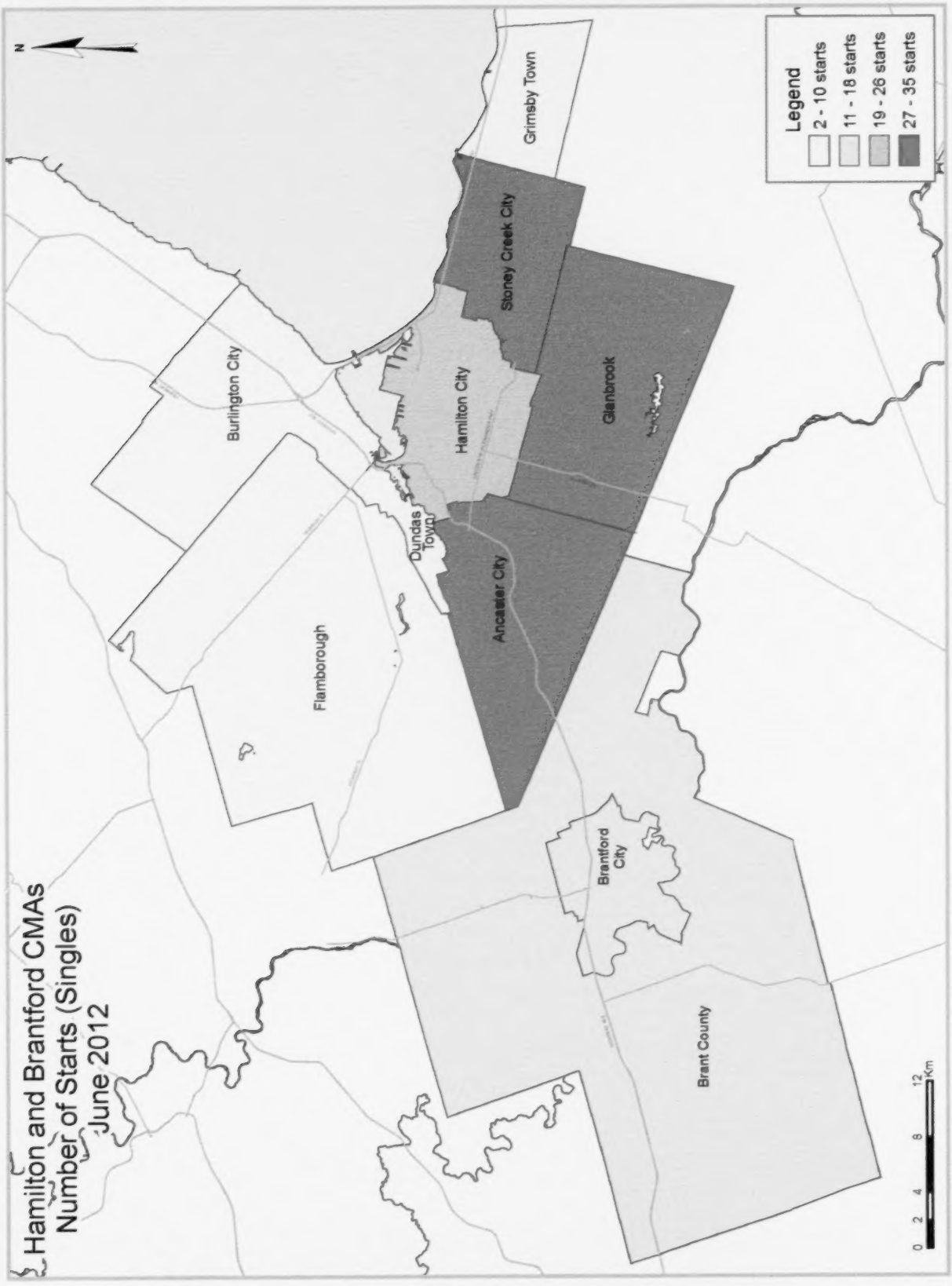
It is not only sales which are taking listings off the market. The drop in condominium listings suggests that fewer first time homeowners are moving up into a bigger home. High home prices and job market uncertainty are two factors that are increasingly important to consider for today's buyers. They tend to have a greater impact on young people and consequently potential move-up buyers are staying in their condo apartments rather than listing them in order to move up into a more expensive home.

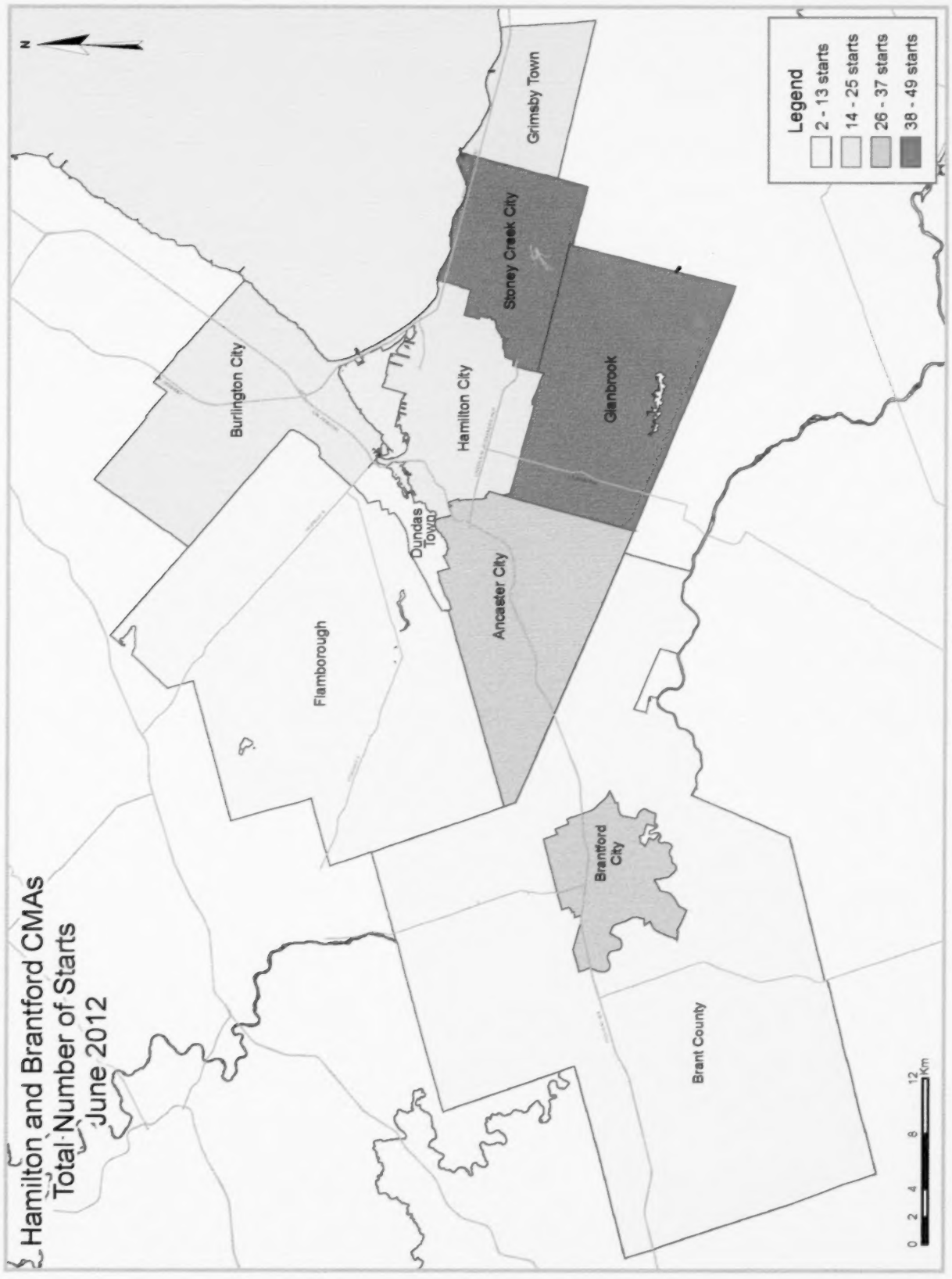
Figure 5



Source: CREA (MLS®)
Note: Listings are seasonally adjusted and are multiplied by 4 to show an annual rate.

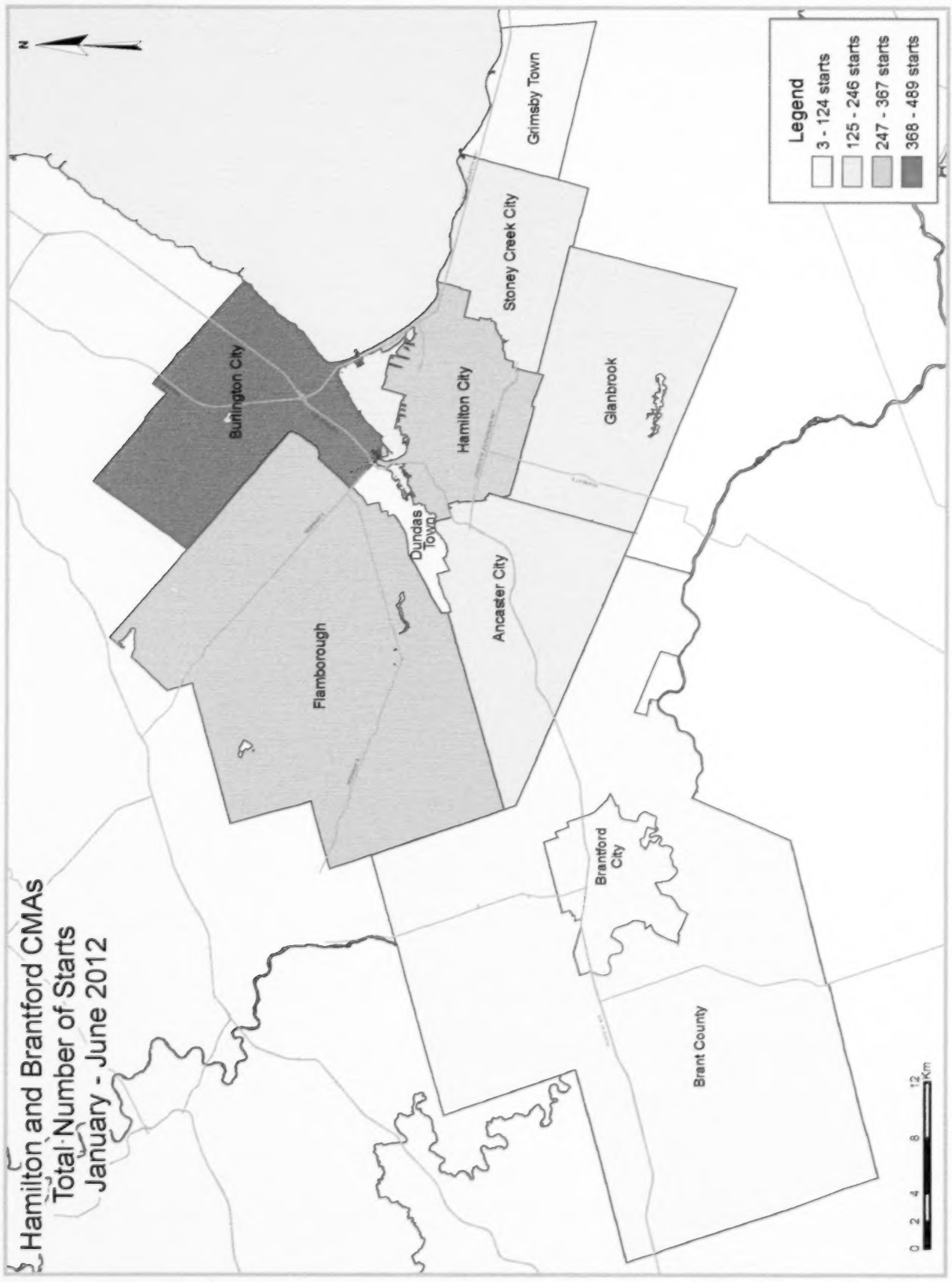

Hamilton and Brantford CMAs
Number of Starts (Multiples)
June 2012
N
Legend
No starts
5 - 9 starts
10 - 13 starts
14 - 17 starts
18 - 22 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
June 2012
N
Legend
2 - 10 starts
11 - 18 starts
19 - 26 starts
27 - 35 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
June 2012
N
Legend
2 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 49 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - June 2012
N
Legend
No starts
7 - 112 starts
113 - 217 starts
218 - 322 starts
323 - 428 starts
Burlington City
Hamilton City
Stoney Creek City
Grimsby Town
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

Hamilton and Brantford CMAs
Number of Starts (Singles)
January - June 2012
N
Legend
3 - 54 starts
55 - 106 starts
107 - 157 starts
158 - 209 starts
Burlington City
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Flamborough
Dundas Town
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - June 2012
N
Legend
3 - 124 starts
125 - 246 starts
247 - 367 starts
368 - 489 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Hamilton CMA
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	140	2	17	0	33	0	0	0	192
June 2011	93	0	44	0	10	75	0	0	222
% Change	50.5	n/a	-61.4	n/a	**	-100.0	n/a	n/a	-13.5
Year-to-date 2012	782	52	338	4	137	338	42	66	1,759
Year-to-date 2011	627	6	142	4	50	75	0	71	975
% Change	24.7	**	138.0	0.0	174.0	**	n/a	-7.0	80.4
UNDER CONSTRUCTION									
June 2012	1,004	54	413	6	258	714	132	198	2,779
June 2011	825	20	415	6	155	787	2	203	2,413
% Change	21.7	170.0	-0.5	0.0	66.5	-9.3	**	-2.5	15.2
COMPLETIONS									
June 2012	99	10	28	2	19	62	0	156	376
June 2011	111	10	31	1	8	0	0	63	224
% Change	-10.8	0.0	-9.7	100.0	137.5	n/a	n/a	147.6	67.9
Year-to-date 2012	563	26	339	8	142	62	2	215	1,357
Year-to-date 2011	713	70	259	7	60	0	0	63	1,172
% Change	-21.0	-62.9	30.9	14.3	136.7	n/a	n/a	**	15.8
COMPLETED & NOT ABSORBED									
June 2012	49	0	10	0	11	0	2	17	89
June 2011	32	2	6	1	3	0	0	58	102
% Change	53.1	-100.0	66.7	-100.0	**	n/a	n/a	-70.7	-12.7
ABSORBED									
June 2012	100	10	31	2	19	62	0	0	224
June 2011	113	10	32	1	8	0	0	0	164
% Change	-11.5	0.0	-3.1	100.0	137.5	n/a	n/a	n/a	36.6
Year-to-date 2012	546	24	333	8	134	72	0	0	1,117
Year-to-date 2011	695	70	274	11	60	11	0	124	1,245
% Change	-21.4	-65.7	21.5	-27.3	123.3	**	n/a	-100.0	-10.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Brantford CMA
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	31	0	6	0	5	0	4	0	46
June 2011	36	2	0	0	0	0	0	0	38
% Change	-13.9	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	21.1
Year-to-date 2012	126	10	27	0	14	0	4	0	181
Year-to-date 2011	102	4	30	0	19	0	0	0	155
% Change	23.5	150.0	-10.0	n/a	-26.3	n/a	n/a	n/a	16.8
UNDER CONSTRUCTION									
June 2012	145	10	30	0	79	0	18	44	326
June 2011	122	6	36	0	70	0	0	0	234
% Change	18.9	66.7	-16.7	n/a	12.9	n/a	n/a	n/a	39.3
COMPLETIONS									
June 2012	38	0	0	0	14	0	17	0	69
June 2011	26	2	0	0	10	0	0	0	38
% Change	46.2	-100.0	n/a	n/a	40.0	n/a	n/a	n/a	81.6
Year-to-date 2012	111	0	5	0	27	0	21	17	181
Year-to-date 2011	130	4	0	0	24	0	12	0	170
% Change	-14.6	-100.0	n/a	n/a	12.5	n/a	75.0	n/a	6.5
COMPLETED & NOT ABSORBED									
June 2012	20	0	0	0	14	0	13	0	47
June 2011	29	1	4	0	26	3	6	4	73
% Change	-31.0	-100.0	-100.0	n/a	-46.2	-100.0	116.7	-100.0	-35.6
ABSORBED									
June 2012	42	0	1	0	9	0	4	0	56
June 2011	28	1	1	0	10	0	0	0	40
% Change	50.0	-100.0	0.0	n/a	-10.0	n/a	n/a	n/a	40.0
Year-to-date 2012	122	3	19	0	26	0	14	0	184
Year-to-date 2011	130	3	2	0	24	0	6	0	165
% Change	-6.2	0.0	**	n/a	8.3	n/a	133.3	n/a	11.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
June 2012	124	2	7	0	25	0	0	0	158
June 2011	59	0	44	0	10	0	0	0	113
Former Hamilton City									
June 2012	22	0	0	0	0	0	0	0	22
June 2011	24	0	3	0	0	0	0	0	27
Stoney Creek City									
June 2012	35	0	7	0	0	0	0	0	42
June 2011	7	0	8	0	0	0	0	0	15
Ancaster City									
June 2012	28	0	0	0	5	0	0	0	33
June 2011	8	0	0	0	0	0	0	0	8
Dundas Town									
June 2012	2	0	0	0	0	0	0	0	2
June 2011	0	0	0	0	0	0	0	0	0
Flamborough									
June 2012	10	0	0	0	0	0	0	0	10
June 2011	8	0	10	0	0	0	0	0	18
Glanbrook									
June 2012	27	2	0	0	20	0	0	0	49
June 2011	12	0	23	0	10	0	0	0	45
City of Burlington									
June 2012	8	0	10	0	0	0	0	0	18
June 2011	21	0	0	0	0	75	0	0	96
Grimsby									
June 2012	8	0	0	0	8	0	0	0	16
June 2011	13	0	0	0	0	0	0	0	13
Hamilton CMA									
June 2012	140	2	17	0	33	0	0	0	192
June 2011	93	0	44	0	10	75	0	0	222
Brant County									
June 2012	13	0	0	0	0	0	0	0	13
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2012	18	0	6	0	5	0	4	0	33
June 2011	29	2	0	0	0	0	0	0	31
Brantford CMA									
June 2012	31	0	6	0	5	0	4	0	46
June 2011	36	2	0	0	0	0	0	0	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
June 2012	840	54	191	6	228	190	132	48	1,689
June 2011	567	8	335	1	105	144	2	203	1,365
Former Hamilton City									
June 2012	148	8	30	0	31	128	132	24	501
June 2011	137	8	53	0	39	20	2	203	462
Stoney Creek City									
June 2012	106	0	111	0	13	0	0	0	230
June 2011	81	0	74	1	0	0	0	0	156
Ancaster City									
June 2012	220	0	0	6	72	62	0	24	384
June 2011	116	0	51	0	9	62	0	0	238
Dundas Town									
June 2012	6	0	0	0	0	0	0	0	6
June 2011	20	0	0	0	0	62	0	0	82
Flamborough									
June 2012	211	24	31	0	0	0	0	0	266
June 2011	38	0	43	0	0	0	0	0	81
Glanbrook									
June 2012	149	22	19	0	112	0	0	0	302
June 2011	175	0	107	0	57	0	0	0	339
City of Burlington									
June 2012	139	0	127	0	10	524	0	150	950
June 2011	213	12	80	0	38	643	0	0	986
Grimsby									
June 2012	25	0	95	0	20	0	0	0	140
June 2011	45	0	0	5	12	0	0	0	62
Hamilton CMA									
June 2012	1,004	54	413	6	258	714	132	198	2,779
June 2011	825	20	415	6	155	787	2	203	2,413
Brant County									
June 2012	60	2	0	0	26	0	0	0	88
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2012	85	8	30	0	53	0	18	44	238
June 2011	73	6	30	0	60	0	0	0	169
Brantford CMA									
June 2012	145	10	30	0	79	0	18	44	326
June 2011	122	6	36	0	70	0	0	0	234

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
June 2012	64	10	16	2	15	62	0	156	325
June 2011	81	2	31	0	8	0	0	63	185
Former Hamilton City									
June 2012	6	0	0	0	0	0	0	156	162
June 2011	10	0	0	0	0	0	0	63	73
Stoney Creek City									
June 2012	12	0	8	0	0	0	0	0	20
June 2011	12	2	6	0	2	0	0	0	22
Ancaster City									
June 2012	18	0	0	2	0	0	0	0	20
June 2011	42	0	8	0	0	0	0	0	50
Dundas Town									
June 2012	0	0	0	0	0	62	0	0	62
June 2011	4	0	0	0	0	0	0	0	4
Flamborough									
June 2012	0	6	8	0	0	0	0	0	14
June 2011	6	0	0	0	0	0	0	0	6
Glanbrook									
June 2012	28	4	0	0	15	0	0	0	47
June 2011	7	0	17	0	6	0	0	0	30
City of Burlington									
June 2012	30	0	0	0	4	0	0	0	34
June 2011	18	8	0	0	0	0	0	0	26
Grimsby									
June 2012	5	0	12	0	0	0	0	0	17
June 2011	12	0	0	1	0	0	0	0	13
Hamilton CMA									
June 2012	99	10	28	2	19	62	0	156	376
June 2011	111	10	31	1	8	0	0	63	224
Brant County									
June 2012	29	0	0	0	0	0	0	0	29
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2012	9	0	0	0	14	0	17	0	40
June 2011	22	2	0	0	7	0	0	0	31
Brantford CMA									
June 2012	38	0	0	0	14	0	17	0	69
June 2011	26	2	0	0	10	0	0	0	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
June 2012	34	0	6	0	8	0	2	0	50
June 2011	20	2	6	1	0	0	0	0	29
Former Hamilton City									
June 2012	4	0	3	0	0	0	2	0	9
June 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
June 2012	17	0	1	0	0	0	0	0	18
June 2011	10	0	3	0	0	0	0	0	13
Ancaster City									
June 2012	4	0	0	0	3	0	0	0	7
June 2011	1	0	0	0	0	0	0	0	1
Dundas Town									
June 2012	0	0	0	0	0	0	0	0	0
June 2011	0	2	0	1	0	0	0	0	3
Flamborough									
June 2012	4	0	1	0	0	0	0	0	5
June 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
June 2012	5	0	1	0	5	0	0	0	11
June 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
June 2012	9	0	0	0	3	0	0	17	29
June 2011	1	0	0	0	3	0	0	58	62
Grimsby									
June 2012	6	0	4	0	0	0	0	0	10
June 2011	11	0	0	0	0	0	0	0	11
Hamilton CMA									
June 2012	49	0	10	0	11	0	2	17	89
June 2011	32	2	6	1	3	0	0	58	102
Brant County									
June 2012	9	0	0	0	0	0	0	0	9
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2012	11	0	0	0	14	0	13	0	38
June 2011	26	1	0	0	26	3	6	4	66
Brantford CMA									
June 2012	20	0	0	0	14	0	13	0	47
June 2011	29	1	4	0	26	3	6	4	73

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
June 2012	59	10	18	2	15	62	0	0	166
June 2011	84	2	32	0	8	0	0	0	126
Former Hamilton City									
June 2012	6	0	0	0	0	0	0	0	6
June 2011	10	0	0	0	0	0	0	0	10
Stoney Creek City									
June 2012	12	0	10	0	0	0	0	0	22
June 2011	14	2	7	0	2	0	0	0	25
Ancaster City									
June 2012	13	0	0	2	0	0	0	0	15
June 2011	42	0	8	0	0	0	0	0	50
Dundas Town									
June 2012	0	0	0	0	0	62	0	0	62
June 2011	4	0	0	0	0	0	0	0	4
Flamborough									
June 2012	0	6	8	0	0	0	0	0	14
June 2011	7	0	0	0	0	0	0	0	7
Glanbrook									
June 2012	28	4	0	0	15	0	0	0	47
June 2011	7	0	17	0	6	0	0	0	30
City of Burlington									
June 2012	35	0	0	0	4	0	0	0	39
June 2011	18	8	0	0	0	0	0	0	26
Grimsby									
June 2012	6	0	13	0	0	0	0	0	19
June 2011	11	0	0	1	0	0	0	0	12
Hamilton CMA									
June 2012	100	10	31	2	19	62	0	0	224
June 2011	113	10	32	1	8	0	0	0	164
Brant County									
June 2012	31	0	0	0	2	0	0	0	33
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
June 2012	11	0	1	0	7	0	4	0	23
June 2011	24	1	0	0	7	0	0	0	32
Brantford CMA									
June 2012	42	0	1	0	9	0	4	0	56
June 2011	28	1	1	0	10	0	0	0	40

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Hamilton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Brantford CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Hamilton CMA	140	93	2	0	50	54	0	75	192	222	-13.5
City of Hamilton	124	59	2	0	32	54	0	0	158	113	39.8
Former Hamilton City	22	24	0	0	0	3	0	0	22	27	-18.5
Stoney Creek City	35	7	0	0	7	8	0	0	42	15	180.0
Ancaster City	28	8	0	0	5	0	0	0	33	8	**
Dundas Town	2	0	0	0	0	0	0	0	2	0	n/a
Flamborough	10	8	0	0	0	10	0	0	10	18	-44.4
Glanbrook	27	12	2	0	20	33	0	0	49	45	8.9
City of Burlington	8	21	0	0	10	0	0	75	18	96	-81.3
Grimsby	8	13	0	0	8	0	0	0	16	13	23.1
Brantford CMA	31	36	0	2	15	0	0	0	46	38	21.1
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	18	29	0	2	15	0	0	0	33	31	6.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	786	631	52	6	517	192	404	146	1,759	975	80.4
City of Hamilton	703	422	52	2	357	188	66	71	1178	683	72.5
Former Hamilton City	127	95	4	0	64	22	66	71	261	188	38.8
Stoney Creek City	90	53	0	2	120	31	0	0	210	86	144.2
Ancaster City	131	77	0	0	51	31	0	0	182	108	68.5
Dundas Town	3	5	0	0	0	0	0	0	3	5	-40.0
Flamborough	209	28	32	0	38	14	0	0	279	42	**
Glanbrook	143	164	16	0	84	90	0	0	243	254	-4.3
City of Burlington	61	153	0	4	90	4	338	75	489	236	107.2
Grimsby	22	56	0	0	70	0	0	0	92	56	64.3
Brantford CMA	126	102	10	4	45	49	0	0	181	155	16.8
Brant County	50	n/a	2	n/a	5	n/a	0	n/a	57	n/a	n/a
Brantford City	76	75	8	4	40	49	0	0	124	128	-3.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Hamilton CMA	50	54	0	0	0	75	0	0
City of Hamilton	32	54	0	0	0	0	0	0
Former Hamilton City	0	3	0	0	0	0	0	0
Stoney Creek City	7	8	0	0	0	0	0	0
Ancaster City	5	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	10	0	0	0	0	0	0
Glanbrook	20	33	0	0	0	0	0	0
City of Burlington	10	0	0	0	0	75	0	0
Grimsby	8	0	0	0	0	0	0	0
Brantford CMA	11	0	4	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	11	0	4	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	475	192	42	0	338	75	66	71
City of Hamilton	315	188	42	0	0	0	66	71
Former Hamilton City	22	22	42	0	0	0	66	71
Stoney Creek City	120	31	0	0	0	0	0	0
Ancaster City	51	31	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	38	14	0	0	0	0	0	0
Glanbrook	84	90	0	0	0	0	0	0
City of Burlington	90	4	0	0	338	75	0	0
Grimsby	70	0	0	0	0	0	0	0
Brantford CMA	41	49	4	0	0	0	0	0
Brant County	5	n/a	0	n/a	0	n/a	0	n/a
Brantford City	36	49	4	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Hamilton CMA	159	137	33	85	0	0	192	222
City of Hamilton	133	103	25	10	0	0	158	113
Former Hamilton City	22	27	0	0	0	0	22	27
Stoney Creek City	42	15	0	0	0	0	42	15
Ancaster City	28	8	5	0	0	0	33	8
Dundas Town	2	0	0	0	0	0	2	0
Flamborough	10	18	0	0	0	0	10	18
Glanbrook	29	35	20	10	0	0	49	45
City of Burlington	18	21	0	75	0	0	18	96
Grimsby	8	13	8	0	0	0	16	13
Brantford CMA	37	38	5	0	4	0	46	38
Brant County	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	24	31	5	0	4	0	33	31

Table 2.5: Starts by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	1,172	775	479	129	108	71	1,759	975
City of Hamilton	943	566	127	46	108	71	1,178	683
Former Hamilton City	153	109	0	8	108	71	261	188
Stoney Creek City	197	86	13	0	0	0	210	86
Ancaster City	127	105	55	3	0	0	182	108
Dundas Town	3	5	0	0	0	0	3	5
Flamborough	279	42	0	0	0	0	279	42
Glanbrook	184	219	59	35	0	0	243	254
City of Burlington	145	157	344	79	0	0	489	236
Grimsby	84	52	8	4	0	0	92	56
Brantford CMA	163	136	14	19	4	0	181	155
Brant County	52	n/a	5	n/a	0	n/a	57	n/a
Brantford City	111	109	9	19	4	0	124	128

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Hamilton CMA	101	112	10	12	47	37	218	63	376	224	67.9
City of Hamilton	66	81	10	4	31	37	218	63	325	185	75.7
Former Hamilton City	6	10	0	0	0	0	156	63	162	73	121.9
Stoney Creek City	12	12	0	4	8	6	0	0	20	22	-9.1
Ancaster City	20	42	0	0	0	8	0	0	20	50	-60.0
Dundas Town	0	4	0	0	0	0	62	0	62	4	**
Flamborough	0	6	6	0	8	0	0	0	14	6	133.3
Glanbrook	28	7	4	0	15	23	0	0	47	30	56.7
City of Burlington	30	18	0	8	4	0	0	0	34	26	30.8
Grimsby	5	13	0	0	12	0	0	0	17	13	30.8
Brantford CMA	38	26	0	2	31	10	0	0	69	38	81.6
Brant County	29	n/a	0	n/a	0	n/a	0	n/a	29	n/a	n/a
Brantford City	9	22	0	2	31	7	0	0	40	31	29.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	571	720	28	74	481	315	277	63	1357	1172	15.8
City of Hamilton	366	545	28	26	346	259	277	63	1017	893	13.9
Former Hamilton City	60	89	6	0	86	24	215	63	367	176	108.5
Stoney Creek City	64	89	0	12	78	78	0	0	142	179	-20.7
Ancaster City	95	227	0	0	45	19	0	0	140	246	-43.1
Dundas Town	6	17	0	0	0	0	62	0	68	17	**
Flamborough	20	47	14	14	40	80	0	0	74	141	-47.5
Glanbrook	121	76	8	0	97	58	0	0	226	134	68.7
City of Burlington	180	132	0	48	27	22	0	0	207	202	2.5
Grimsby	25	43	0	0	108	34	0	0	133	77	72.7
Brantford CMA	111	130	0	4	53	36	17	0	181	170	6.5
Brant County	71	n/a	0	n/a	0	n/a	0	n/a	71	n/a	n/a
Brantford City	40	88	0	4	53	33	17	0	110	125	-12.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Hamilton CMA	47	37	0	0	62	0	156	63
City of Hamilton	31	37	0	0	62	0	156	63
Former Hamilton City	0	0	0	0	0	0	156	63
Stoney Creek City	8	6	0	0	0	0	0	0
Ancaster City	0	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	8	0	0	0	0	0	0	0
Glanbrook	15	23	0	0	0	0	0	0
City of Burlington	4	0	0	0	0	0	0	0
Grimsby	12	0	0	0	0	0	0	0
Brantford CMA	14	10	17	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	14	7	17	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	481	315	0	0	62	0	215	63
City of Hamilton	346	259	0	0	62	0	215	63
Former Hamilton City	86	24	0	0	0	0	215	63
Stoney Creek City	78	78	0	0	0	0	0	0
Ancaster City	45	19	0	0	0	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	40	80	0	0	0	0	0	0
Glanbrook	97	58	0	0	0	0	0	0
City of Burlington	27	22	0	0	0	0	0	0
Grimsby	108	34	0	0	0	0	0	0
Brantford CMA	32	24	21	12	0	0	17	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	32	21	21	12	0	0	17	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Hamilton CMA	137	152	83	9	156	63	376	224
City of Hamilton	90	114	79	8	156	63	325	185
Former Hamilton City	6	10	0	0	156	63	162	73
Stoney Creek City	20	20	0	2	0	0	20	22
Ancaster City	18	50	2	0	0	0	20	50
Dundas Town	0	4	62	0	0	0	62	4
Flamborough	14	6	0	0	0	0	14	6
Glanbrook	32	24	15	6	0	0	47	30
City of Burlington	30	26	4	0	0	0	34	26
Grimsby	17	12	0	1	0	0	17	13
Brantford CMA	38	28	14	10	17	0	69	38
Brant County	29	n/a	0	n/a	0	n/a	29	n/a
Brantford City	9	24	14	7	17	0	40	31

Table 3.5: Completions by Submarket and by Intended Market
January - June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	928	1,042	212	67	217	63	1,357	1,172
City of Hamilton	618	767	182	63	217	63	1,017	893
Former Hamilton City	126	93	24	20	217	63	367	176
Stoney Creek City	142	175	0	4	0	0	142	179
Ancaster City	114	243	26	3	0	0	140	246
Dundas Town	6	14	62	3	0	0	68	17
Flamborough	74	141	0	0	0	0	74	141
Glanbrook	156	101	70	33	0	0	226	134
City of Burlington	180	202	27	0	0	0	207	202
Grimsby	130	73	3	4	0	0	133	77
Brantford CMA	116	134	27	24	38	12	181	170
Brant County	71	n/a	0	n/a	0	n/a	71	n/a
Brantford City	45	92	27	21	38	12	110	125

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
June 2012	7	11.5	12	19.7	18	29.5	8	13.1	16	26.2	61	428,379	442,070
June 2011	34	42.0	19	23.5	8	9.9	10	12.3	10	12.3	81	361,292	400,587
Year-to-date 2012	61	17.3	78	22.1	88	24.9	40	11.3	86	24.4	353	421,240	459,095
Year-to-date 2011	167	32.9	146	28.8	107	21.1	37	7.3	50	9.9	507	380,000	401,524
Former Hamilton City													
June 2012	1	16.7	0	0.0	2	33.3	0	0.0	3	50.0	6	--	--
June 2011	3	30.0	4	40.0	1	10.0	2	20.0	0	0.0	10	396,000	384,679
Year-to-date 2012	9	15.8	11	19.3	21	36.8	5	8.8	11	19.3	57	414,900	436,602
Year-to-date 2011	21	26.3	38	47.5	15	18.8	3	3.8	3	3.8	80	387,750	379,560
Stoney Creek City													
June 2012	0	0.0	3	25.0	5	41.7	1	8.3	3	25.0	12	436,150	461,108
June 2011	4	28.6	4	28.6	3	21.4	3	21.4	0	0.0	14	370,900	392,400
Year-to-date 2012	2	3.3	19	31.7	16	26.7	9	15.0	14	23.3	60	432,900	504,827
Year-to-date 2011	15	16.3	31	33.7	28	30.4	8	8.7	10	10.9	92	402,400	443,046
Ancaster City													
June 2012	0	0.0	1	6.7	6	40.0	2	13.3	6	40.0	15	455,000	485,933
June 2011	20	48.8	9	22.0	4	9.8	2	4.9	6	14.6	41	350,138	395,908
Year-to-date 2012	3	3.3	10	10.9	33	35.9	10	10.9	36	39.1	92	450,162	520,042
Year-to-date 2011	90	42.7	49	23.2	39	18.5	14	6.6	19	9.0	211	358,647	390,940
Dundas Town													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	2	28.6	2	28.6	1	14.3	2	28.6	7	--	--
Year-to-date 2011	0	0.0	0	0.0	4	25.0	5	31.3	7	43.8	16	489,500	503,010
Flamborough													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	1	20.0	2	40.0	0	0.0	1	20.0	1	20.0	5	--	--
Year-to-date 2012	0	0.0	3	20.0	1	6.7	4	26.7	7	46.7	15	495,000	528,593
Year-to-date 2011	8	21.1	13	34.2	7	18.4	5	13.2	5	13.2	38	395,990	400,029
Glanbrook													
June 2012	6	21.4	8	28.6	5	17.9	5	17.9	4	14.3	28	399,810	406,669
June 2011	6	85.7	0	0.0	0	0.0	0	0.0	1	14.3	7	--	--
Year-to-date 2012	47	38.5	33	27.0	15	12.3	11	9.0	16	13.1	122	366,685	391,873
Year-to-date 2011	33	47.1	15	21.4	14	20.0	2	2.9	6	8.6	70	354,877	381,571
City of Burlington													
June 2012	0	0.0	0	0.0	0	0.0	5	14.3	30	85.7	35	550,000	608,281
June 2011	0	0.0	2	11.1	3	16.7	6	33.3	7	38.9	18	477,490	873,661
Year-to-date 2012	0	0.0	3	1.7	12	6.9	43	24.9	115	66.5	173	523,990	632,460
Year-to-date 2011	0	0.0	4	3.0	19	14.4	41	31.1	68	51.5	132	506,990	839,211
Grimsby													
June 2012	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--
June 2011	1	8.3	6	50.0	1	8.3	4	33.3	0	0.0	12	387,400	404,063
Year-to-date 2012	0	0.0	0	0.0	12	54.5	6	27.3	4	18.2	22	449,900	489,916
Year-to-date 2011	16	37.2	16	37.2	5	11.6	4	9.3	2	4.7	43	375,400	387,169

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
June 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
June 2012	7	6.9	12	11.8	22	21.6	14	13.7	47	46.1	102	487,990	500,770
June 2011	35	31.5	27	24.3	12	10.8	20	18.0	17	15.3	111	385,990	477,678
Year-to-date 2012	61	11.1	81	14.8	112	20.4	89	16.2	205	37.4	548	459,900	515,063
Year-to-date 2011	183	26.8	166	24.3	131	19.2	82	12.0	120	17.6	682	397,800	485,333

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
June 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
June 2012	5	16.1	1	3.2	3	9.7	0	0.0	22	71.0	31	580,000	560,864
June 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	19	26.0	12	16.4	6	8.2	1	1.4	35	47.9	73	425,900	504,200
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
June 2012	9	81.8	1	9.1	0	0.0	0	0.0	1	9.1	11	320,000	354,376
June 2011	23	95.8	1	4.2	0	0.0	0	0.0	0	0.0	24	285,000	269,171
Year-to-date 2012	43	87.8	3	6.1	1	2.0	1	2.0	1	2.0	49	289,000	306,152
Year-to-date 2011	75	84.3	12	13.5	1	1.1	0	0.0	1	1.1	89	289,900	296,442
Brantford CMA													
June 2012	14	33.3	2	4.8	3	7.1	0	0.0	23	54.8	42	560,000	506,784
June 2011	24	85.7	1	3.6	0	0.0	2	7.1	1	3.6	28	289,000	299,607
Year-to-date 2012	62	50.8	15	12.3	7	5.7	2	1.6	36	29.5	122	347,450	424,656
Year-to-date 2011	84	64.6	18	13.8	6	4.6	5	3.8	17	13.1	130	309,900	353,592

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2012						
Submarket	**June 2012**	**June 2011**	**% Change**	**YTD 2012**	**YTD 2011**	**% Change**
Hamilton CMA	500,770	477,678	4.8	515,063	485,333	6.1
City of Hamilton	442,070	400,587	10.4	459,095	401,524	14.3
Former Hamilton City	--	384,679	n/a	436,602	379,560	15.0
Stoney Creek City	461,108	392,400	17.5	504,827	443,046	13.9
Ancaster City	485,933	395,908	22.7	520,042	390,940	33.0
Dundas Town	--	--	n/a	--	503,010	n/a
Flamborough	--	--	n/a	528,593	400,029	32.1
Glanbrook	406,669	--	n/a	391,873	381,571	2.7
City of Burlington	608,281	873,661	-30.4	632,460	839,211	-24.6
Grimsby	--	404,063	n/a	489,916	387,169	26.5
Brantford CMA	506,784	299,607	69.1	424,656	353,592	20.1
Brant County	560,864	n/a	n/a	504,200	n/a	n/a
Brantford City	354,376	269,171	31.7	306,152	296,442	3.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton June 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,150	1,588	1,571	73.2	356,980	7.6	348,098
	March	1,313	-2.4	1,169	1,914	1,601	73.0	353,165	8.2	357,147
	April	1,394	-0.9	1,135	1,891	1,527	74.3	377,951	11.3	360,845
	May	1,498	-0.7	1,092	2,088	1,509	72.4	369,292	7.1	357,971
	June	1,295	-14.9	1,075	1,796	1,578	68.1	363,162	6.9	359,938
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,436	5.6		6,813			341,459	8.1	
	Q2 2012	4,187	-5.6		5,775			370,279	8.4	
	YTD 2011	7,525	2.4		12,558			335,960	7.5	
	YTD 2012	7,358	-2.2		10,627			361,464	7.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
June 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	162	264	276	58.7	226,215	-4.6	226,137
	March	203	31.8	197	320	291	67.7	233,482	-0.2	239,317
	April	189	27.7	169	338	289	58.5	241,234	3.2	231,851
	May	212	2.9	170	372	288	59.0	256,299	2.4	251,346
	June	186	-14.7	158	295	265	59.6	256,947	10.2	252,041
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	572	-8.3		982			239,397	2.9	
	Q2 2012	587	2.6		1,005			251,654	5.1	
	YTD 2011	975	-14.8		1,753			237,384	3.5	
	YTD 2012	1,046	7.3		1,875			241,924	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
June 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24	104.7	121.4	396.2	5.9	67.7	923
	March	595	3.20	5.24	104.9	122.0	392.5	6.0	67.1	929
	April	607	3.20	5.44	105.3	122.4	390.2	6.3	66.9	922
	May	601	3.20	5.34	105.6	122.4	382.7	6.8	65.8	917
	June	595	3.20	5.24		121.6	377.1	7.3	65.2	913
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
June 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24	112.7	121.4	65.6	8.2	66.1	812
	March	595	3.20	5.24	113.3	122.0	65.4	8.8	66.3	828
	April	607	3.20	5.44	113.6	122.4	66.6	8.5	67.2	830
	May	601	3.20	5.34	114.1	122.4	67.6	8.3	67.9	836
	June	595	3.20	5.24		121.6	68.0	8.4	68.4	827
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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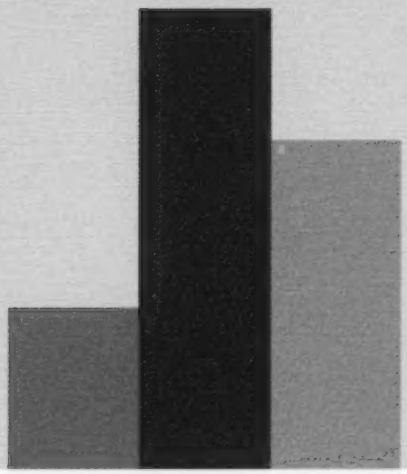

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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